

To date, ATXI has been unsuccessful in obtaining an easement from Ms. Denise LaCroix. Ms. LaCroix owns one 93-acre parcel located along the Quincy to Meredosia segment in Pike County, Illinois. The parcel at issue has been designated internally as A_ILRP_QM_PI_003. As summarized on Exhibit 1.1, ATXI has contacted, or attempted to contact, Ms. LaCroix or her attorney to acquire an easement on approximately 17 occasions. This includes 2 phone calls, 3 voicemails, 5 emails, 3 letters, and 4 in-person visits. Mr. Jordan Walker represents Ms. LaCroix.

In October 2013, ATXI representatives received permission to survey the property from Ms. LaCroix's brother, Glen Bowman, who holds power of attorney for Ms. LaCroix. ATXI representatives also met with Mr. Bowman to discuss ATXI's offer to purchase the easement. Mr. Bowman stated that the offer seemed reasonable, but expressed concern regarding hunting contracts on the property. Mr. Bowman stated he would need to discuss the offer with his sister. In mid-November 2013, ATXI was informed that Mr. Walker would be representing the property owners.

Mr. Walker represents the owners of six other Unsigned Properties, but has only permitted ATXI to negotiate with him with respect to Ms. LaCroix's property. On November 26, 2013, ATXI received a "Demand Letter" from Mr. Walker concerning Ms. LaCroix's property. Mr. Walker described the negotiations for this property as simply "arms length" and demanded compensation more than ten times ATXI's initial offer. He did not provide an appraisal or evidence of recent comparable sales to support the counteroffer. While Ms. LaCroix did not express any concerns about language, Mr. Walker proposed wholesale revisions to the easement documents. Thus, it is ATXI's understanding that Mr. Walker's proposed language changes are not related to a specific concern of Ms. LaCroix's, but rather an attempt to

standardize the documents to use for all his clients.

In an effort to reach agreement regarding Ms. LaCroix's property, ATXI provided Mr. Walker with a revised transmission easement and option for easement to reflect language changes requested by Mr. Walker. ATXI proposed a confidential settlement agreement to address additional concerns. ATXI also revised its offer to reflect an increase in land values in the area. Mr. Walker responded to this revised offer by informing ATXI that, due to a fundamental difference regarding the appropriate amount of compensation for the easement on Ms. LaCroix's property, he was ending negotiations for all of the landowners he represents, including Ms. LaCroix. Mr. Walker also requested to be contacted by ATXI's attorneys who litigate condemnation proceedings in circuit court. ATXI accommodated this request, but no meaningful progress has been made as a result of that contact.

ATXI has received no further communication from Mr. Walker for this property. Because of Mr. Walker's statements, ATXI believes it is unlikely to resolve the remaining differences between the parties, and eminent domain authority for this landowner is necessary at this time.

ATXI Exhibit 1.4
Part N

Tract	Tax ID Number	Primary Owner	Address	Full Legal Description of Property
ILRP_QM_PI_003-ROW	3400606	Denise A. LaCroix, et al	698 Trinity Church Road Meredosia, Illinois 62665	That certain tract of land, being the E1/2 of the SW1/4 of S7, T3S, R4W of the Fourth Principal Meridian, Pike County, Illinois, as described in Warranty Deed dated 12/20/1990 and recorded in Book 78, Page 80, Deed Records, Pike County, Illinois, less and except any conveyances heretofore made.

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Part N

Agent Checklist with Landowner

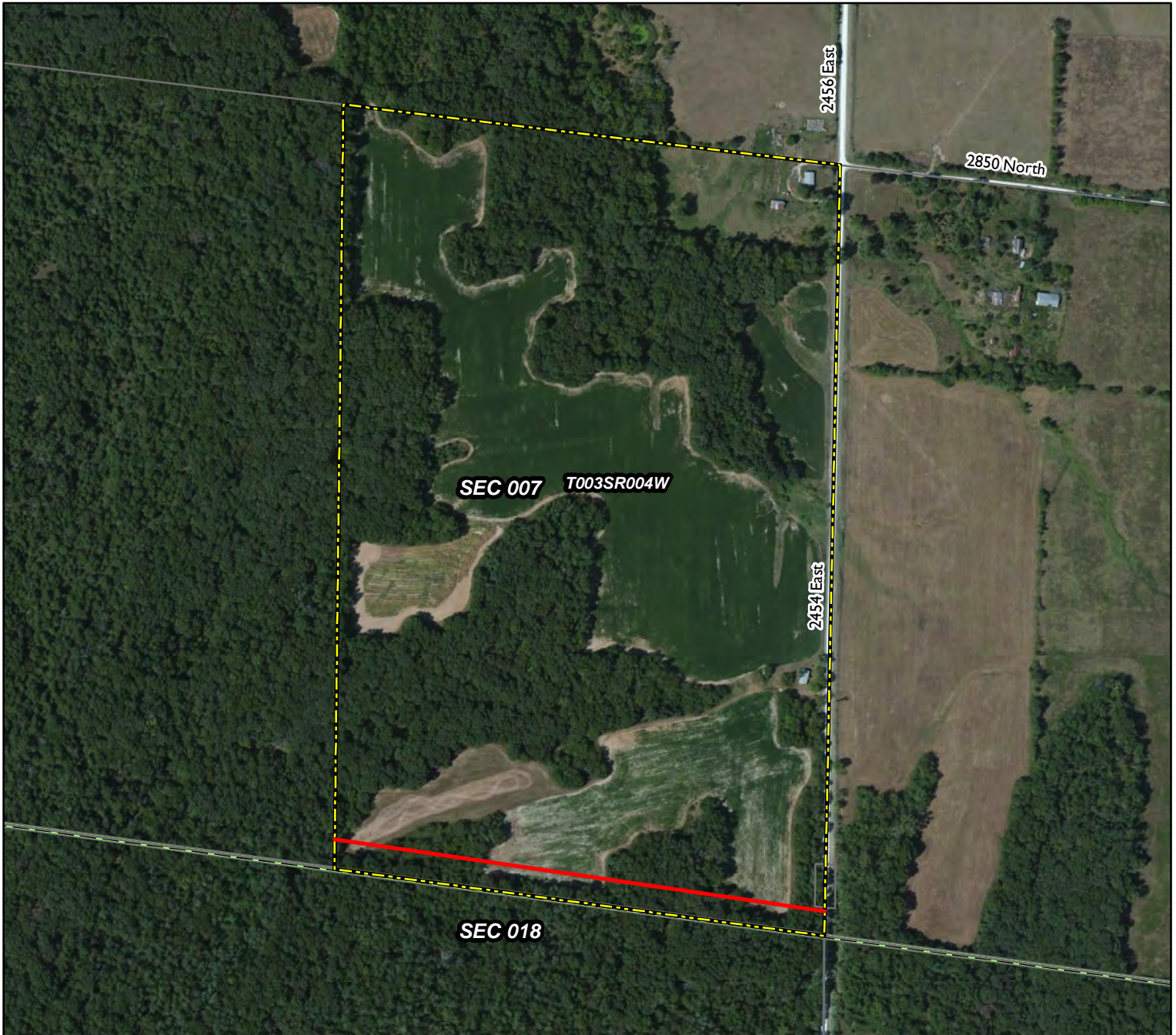
1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 10/29/2013 (Bobby Hodes) ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter:
 - a. Ask if the landowner read 14 days letter ☒
 - b. Does landowner have any questions regarding letter: no ☒

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner:
 - a. Provide Fact Sheet about the project ☒
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested NA ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) [Signature] ☒

Pike County, IL

SW of Section 7, Township 3 S, Range 4 W, Pike County, Illinois

Tax ID: 3400606

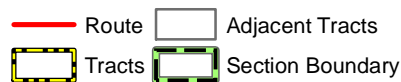


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



0 0.025 0.05 0.1 0.15 0.2 0.25 Miles

**BOWMAN GLEN E & LA CROIX,
DENISE**

Tract No.: ILRP_QM_PI_003

Date: 3/26/2014

EXHIBIT 1

A 5.886 ACRE TRACT OF LAND SITUATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE 4TH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO GLEN E. BOWMAN AND DENISE A. LACROIX, RECORDED IN BOOK 78, PAGE 80 OF THE DEED RECORDS OF PIKE COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID EAST 1/2;

THENCE NORTH 82 DEGREES 13 MINUTES 37 SECONDS WEST, ALONG THE SOUTH LINE OF SAID EAST 1/2, A DISTANCE OF 1,708.66 FEET TO THE SOUTHWEST CORNER OF SAID EAST 1/2;

THENCE NORTH 00 DEGREES 37 MINUTES 52 SECONDS EAST, ALONG THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 151.17 FEET TO A POINT FOR CORNER;

THENCE SOUTH 82 DEGREES 13 MINUTES 37 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 1,709.97 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID EAST 1/2;

THENCE SOUTH 01 DEGREES 07 MINUTES 30 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 151.02 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 256,397 SQUARE FEET OR 5.886 ACRES OF LAND, MORE OR LESS.

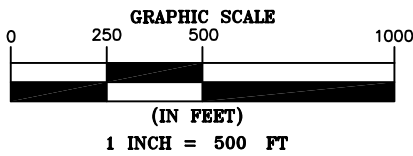
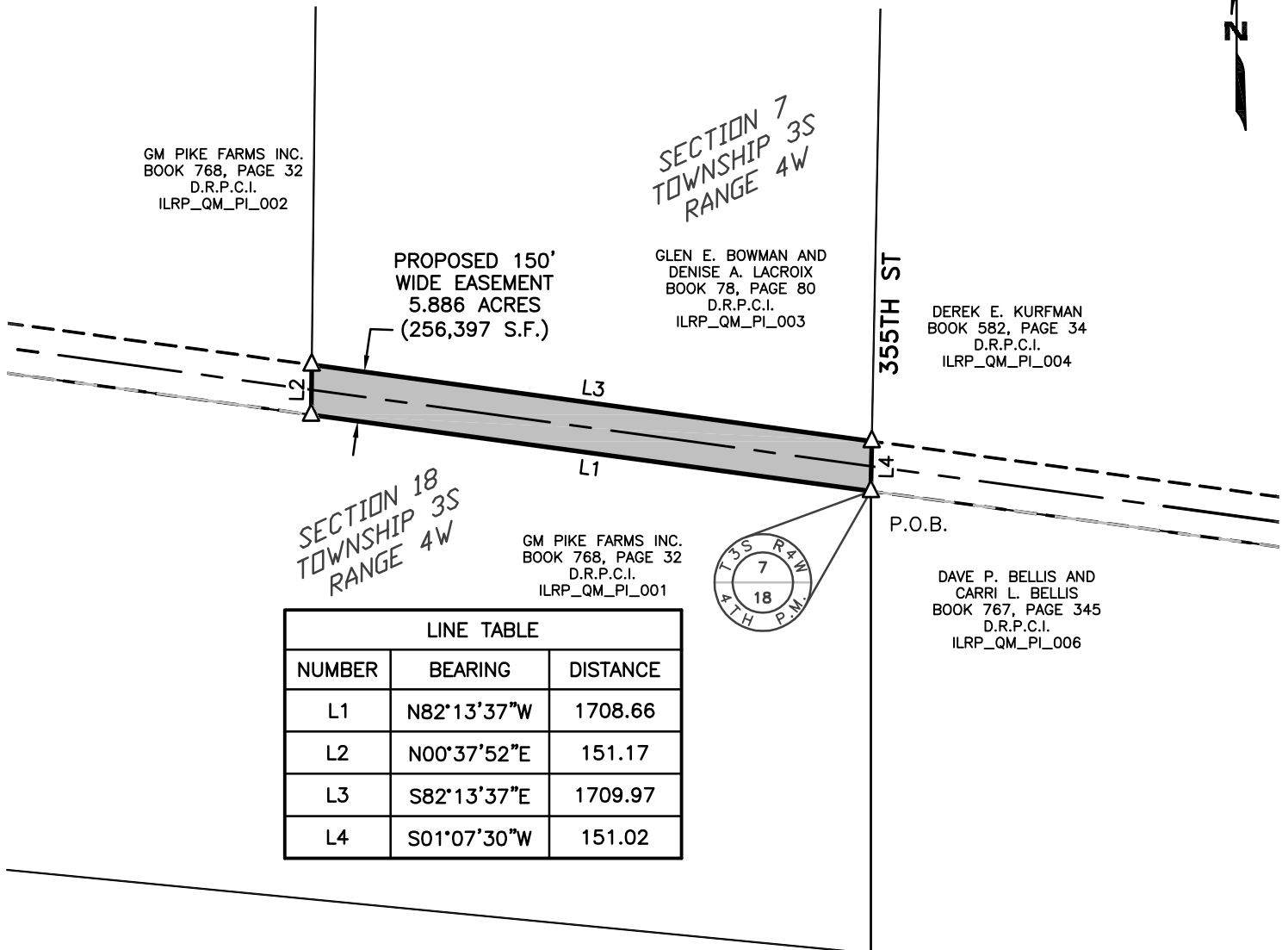


EXHIBIT 1

ATXI Exhibit 1.4
Part N



LEGEND

D.R.P.C.I.	DEED RECORDS
P.O.B.	PIKE COUNTY, ILLINOIS
△	POINT OF BEGINNING
---	CALCULATED POINT
---	SECTION LINE (APPROXIMATE)
---	PROPERTY LINE (APPROXIMATE)
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT

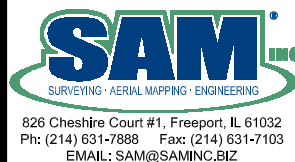
NOTES:

1. ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT TO BE RECORDED FOR ANY REASON.
2. BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
3. SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 10/18/2013
SCALE: 1" = 500'
TRACT ID: ILRP_QM_PI_003
DRAWN BY: TJC



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
QUINCY TO MEREDOSIA
SECTION 7, TOWNSHIP 3 SOUTH, RANGE 4 WEST
OF THE 4TH PRINCIPAL MERIDIAN
PIKE COUNTY, ILLINOIS